GP2020

PLANNING CONCEPTS

This document includes planning concepts approved by the Interest Group Committee on July 9, 2001 and revised by the Steering Committee on July 28, 2001.

►CONCEPTS
CRITERIA

CONCEPT A -

Village Core	• High-density residential and mixed uses planned at 7.3 du/acre and denser • Pedestrian-oriented development directed towards the core • Regional-scale commercial uses (serving an area larger than the village) • Access to Circulation Element Roads • Availability/potential for public transit system • Sewer &/or CWA water available and additional infrastructure planned for additional planned population • Restricted expansion of villages east of CWA boundary • Densities and dimension relative to community size • Design standards shall apply
Core Support Area	• Medium-density multi-family/single-family residential planned at a range from 4.3 du/acre to 10.9 du/acre • Neighborhood-scale commercial serving local residents or village core commercial • Industrial uses may be allowed • Adjacent to core but configuration and densities are relative • Residential housing scaled to employment needs • Geographic restrictions should apply reflecting existing development patterns • Design Standards shall apply
Natural Resource Areas	• Low residential densities (1 du/40 acres to 1 du/160 acres) mixed with agriculture uses, public lands, open space easements and habitat corridors • Limited circulation access • Reliance on groundwater and septic systems • Keeps intact the rural landscape and results in visual separation of communities • Use of PDRs, TDRs, and other mechanisms** ** # 6 from "Guiding Principles" – to be further discussed

CONCEPT B -

Village Core	• High-density residential and mixed uses planned at 7.3 du/acre and denser
	• Pedestrian-oriented development directed towards the core
	• Regional-scale commercial uses (serving an area larger than the village)
	• Access to Circulation Element Roads
	• Availability/potential for public transit system
	• Sewer &/or CWA water available and additional infrastructure planned for additional planned population
	• Restricted expansion of villages east of CWA boundary
	• Densities and dimension relative to community size
	• Design Standards shall apply
Core Support Area	• Medium-density multi-family/single-family residential planned at a range from 4.3 du/acre to 10.9 du/acre
	• Neighborhood-scale commercial serving local residents or village core commercial
	• Industrial uses may be allowed
	• Adjacent to core but configuration and densities are relative
	• Residential housing scaled to employment needs
	• Geographic restrictions should apply reflecting existing development patterns
	• Design Standards shall apply
Semi-Rural	• Semi-Rural uses are residential and small farm
	• An appropriate density, such as 1du/acre, will be assigned
	• Clustering is encouraged to preserve contiguous open space, landforms and agriculture, as well as provide flexibility in lot size design
	• Semi-Rural is limited to locations where existing construction has already committed a well-defined area to this pattern of development. Appropriate criteria should guide the demarcation of these zones. The presence of parcelization in and of itself does not mean that a Semi-Rural District will be created.
	• Sewer service, where appropriate, may be used to support clustered projects
	• Design Standards shall apply
Natural Resource Areas	• Low residential densities (1 du/40 acres to 1 du/160 acres) mixed with agriculture uses, public lands, open space easements and habitat corridors
	• Limited circulation access
	• Reliance on groundwater and septic systems
	• Keeps intact the rural landscape and results in visual separation of communities
	• Use of PDRs, TDRs, and other mechanisms** ** # 6 from "Guiding Principles" – to be further discussed

CONCEPT C -

Transit Node (May be identified and defined.)	• Working with MTDB and NCTD, public transit stations will be identified and medium to high-density residential and mixed-uses (7.3 du/acre and higher) will be planned within ¼ mile radius • Medium to high densities planned (2.9 du/acre to 24 du/acre) within 1-2 miles of transit station with convenient vehicular access • Urban-level services and public facilities • Employment opportunities for area larger than community • Regional-scale commercial uses

CONCEPT D -

Primarily areas east of CWA service line and other areas of suitable historic rural character

Goal is retention of rural character and open space, and protection of regionally significant resources. All communities east of the CWA service line are to be treated as unique entities, with a goal of retaining their existing setting and rural atmosphere.

Village Core	• A development limit line will be drawn tightly around each existing village-center. It may be either a "heavy line" on the map, or be indicated by a specific GP "Village Core" category. • Within the village core, density will reflect existing patterns. • The development limit line will extend outward from the core no further than where existing lots of 4.3 du/acre or less cover at least 75% of the Village Core area. No existing lots > than 10 acres will be included in the Core area. • Only local commercial uses. Regional and tourist-serving commercial uses may be allowed where appropriate. • Restricted expansion of roads. • Permitted development of any type will be resource-based. • Existing rural atmosphere to be maintained. (= Land Use Goal I-J) • Existing buildable lots, regardless of size, are grandfathered
Rural Lands Outside Village Cores	• Here the goal is to retain resources, agriculture, a rural appearance, and atmosphere, with little development and no new small-lot subdivisions. • Maximum density will be 1 dwelling unit/80 or 160 acres acres. • Permitted development of any type will be resource-based. • Existing rural atmosphere to be maintained. (=Land Use Goal I-J) • Existing buildable lots, regardless of size, are grandfathered. • Use of PDRs, TDRs, and other mechanisms** ** # 6 from "Guiding Principles" – to be further discussed